



2600 WINTER ST NE MINNEAPOLIS, MN 55413

FOR LEASE

[Website Link](#)



FOR MORE
INFORMATION
PLEASE CONTACT

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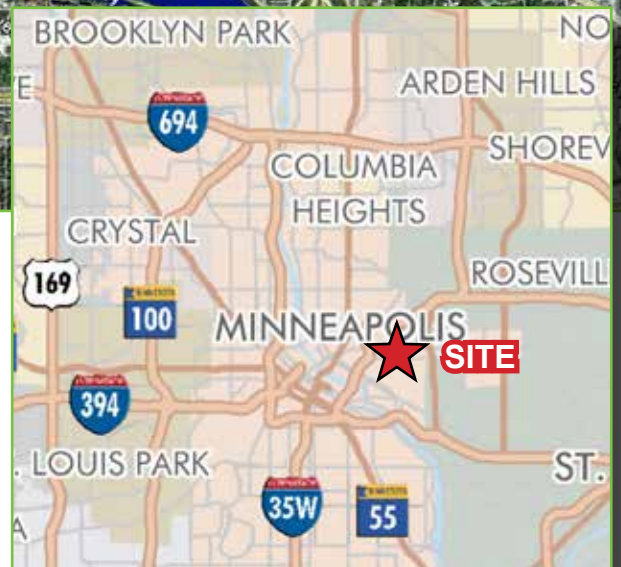
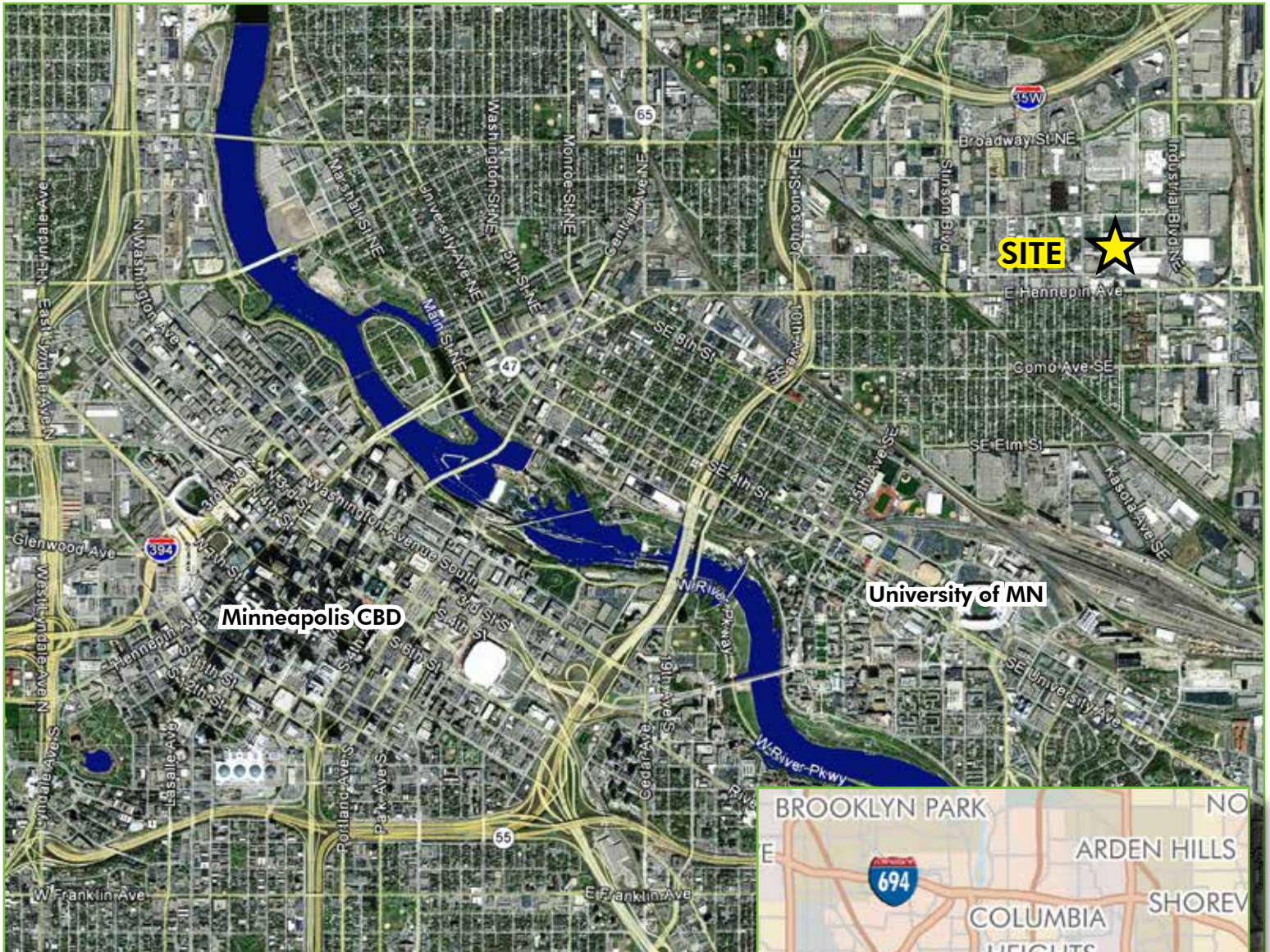
Kathy Frandrup
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2013 Est. Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	8,567	135,991	447,043	1,220,172
Growth 2013-2018	3.65%	5.26%	3.96%	3.80%
Avg Household Income	\$52,114	\$58,550	\$57,951	\$67,225

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Address:	2600 Winter Street Northeast
Available SF:	±162,000 (divisible)
Office SF:	±12,000 (divisible)
Warehouse SF:	±150,000
Lot Area:	±17.1 acres
Clear Height:	26'
Loading:	15 docks, 1 drive-in (20' x 14')
Construction:	Tilt-up concrete
Year built:	1972
Sprinklered:	Yes, wet system
Power:	480/2787 Volts / 2000 Amps / 3-Phase
Column Spacing:	40' x 50'
Parking:	±200 vehicles
Rail:	MN Commercial; 3 rail doors (14' x 10')
PID #:	18-209-23-43-0041
Lease Rates:	Negotiable
2013 Taxes:	\$0.58/SF
Comments	<ul style="list-style-type: none"> Conveniently located 'high bulk' distribution space Quick access to I-35W and I-94 freeways, and Hwy 280 via Hennepin Ave

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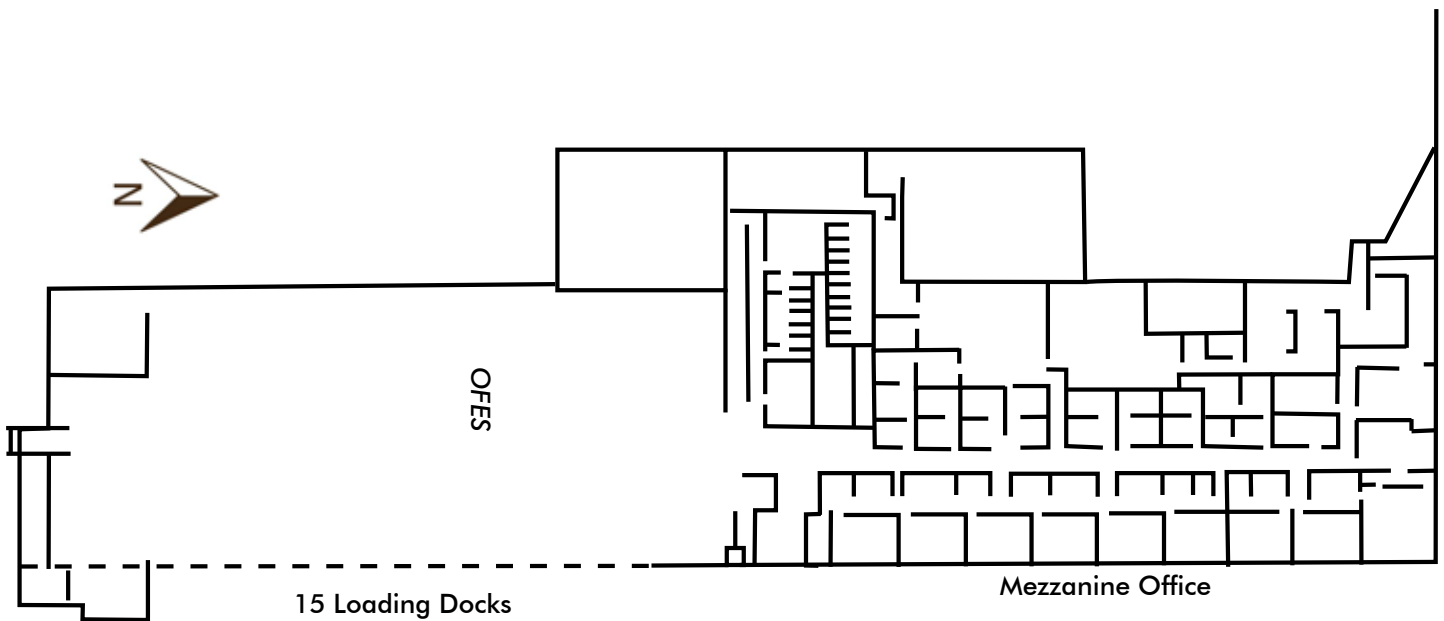
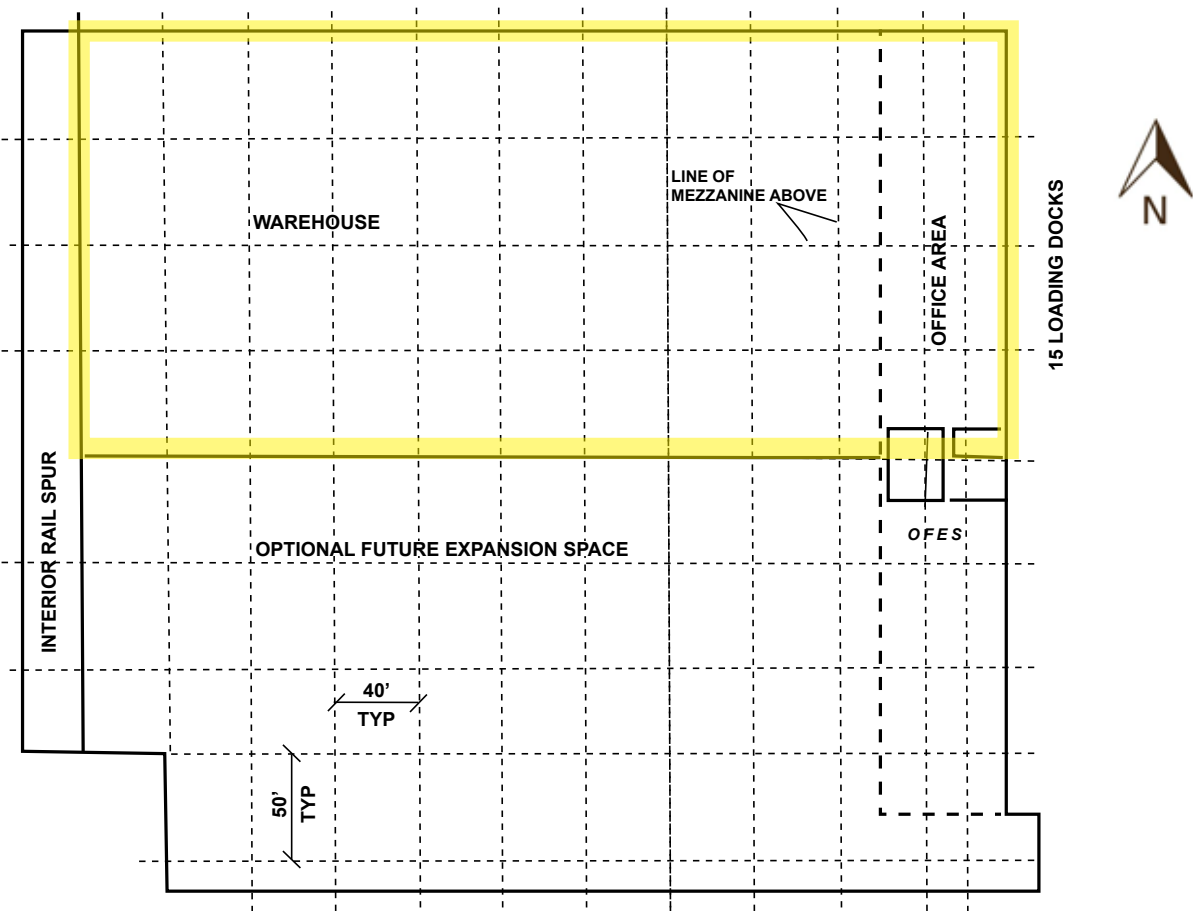
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